081.0	0003	0025.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	586,500 /	586,500
					USE VALUE:	586,500 /	586,500
					ASSESSED:	586,500 /	586,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		GORHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS ROBERTA J/ETAL	
Owner 2:	DEFLUMERI BEVERLY J	
Owner 3:		
Street 1:	18 GORHAM STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1328 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	191,700		394,800	586,500
Total Card	0.110	191,700		394,800	586,500
Total Parcel	0.110	191,700		394,800	586,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.64 | /Parcel: 441.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50447

GIS Ref

GIS Ref

Insp Date 08/17/18

!6586!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	191,700	0	4,800.	394,800	586,500	586,500	Year End Roll	12/18/2019
2019	101	FV	169,900	0	4,800.	400,400	570,300	570,300	Year End Roll	1/3/2019
2018	101	FV	169,900	0	4,800.	298,900	468,800	468,800	Year End Roll	12/20/2017
2017	101	FV	169,900	0	4,800.	270,700	440,600	440,600	Year End Roll	1/3/2017
2016	101	FV	169,900	0	4,800.	259,400	429,300	429,300	Year End	1/4/2016
2015	101	FV	159,000	0	4,800.	220,000	379,000	379,000	Year End Roll	12/11/2014
2014	101	FV	159,000	0	4,800.	208,700	367,700	367,700	Year End Roll	12/16/2013
2013	101	FV	159,000	0	4,800.	198,500	357,500	357,500		12/13/2012

PRINT

Date	Time
12/10/20	21:20:39

LAST REV

Date	Time
08/31/18	08:34:57
apro	

PAT ACCT. 6586

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS ROBERT	24463-270		4/19/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	MEAS&NOTICE	BS	Barbara S
3/25/2009	Measured	197	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	70.	1.18	5									394,800						394,800	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,800 | Spl Credit | Total: 394,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277825
Depreciation:	86126
Depreciated Total:	191699

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

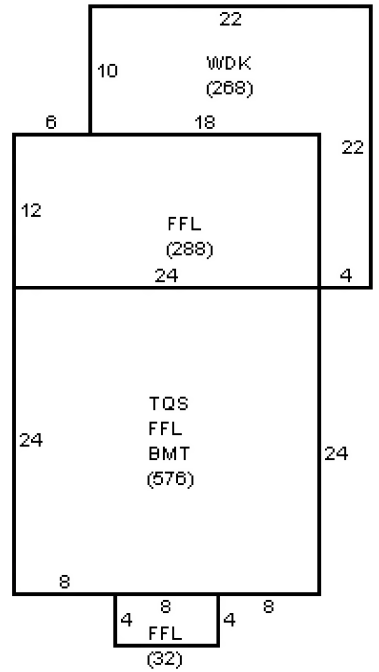
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	88.26
Final Total:	191700	Val/Su SzAd	144.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	141.740	126,995
BMT	Basement	576	42.520	24,492
TQS	3/4 Story	432	141.740	61,230
WDK	Deck	268	9.730	2,608

Net Sketched Area:	2,172			Total:	215,325
Size Ad	1328	Gross Are	2316	FinArea	1328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X7	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	